



Keiser Brothers &amp; Phillips.

Land is the basis of all wealth. Here in this portion of the great State of Texas with its fertile soil, genial climate and industrial people we find a beautiful, peaceful and happy life. There are many farms that are well situated in the most fertile part of the world as the country grows older and becomes better known abroad.

No class of men is doing more to accomplish this end than the active and reliable real estate men who are responsible and truthful in their statements and dealings.

As representatives of this class we refer our readers to the above named firm of Keiser Bros. and Phillips.

They have acquired a knowledge of values and conditions that enables them to render their best possible service to those wishing



to buy or sell farms and ranches.

They have made thorough investigation of the resources of the different parts of the state and spent many months looking into the question, considering high priced land of lower value, and found that at no place could better inducements be found than in Randall County, the land of now.

This firm has purchased tracts near Canyon City and nowhere can more beautiful land be seen. Here for miles the rolling prairie of rich chocolate loam, covered with green grass, fine wheat, oats, milo maize, Kafir corn, alfalfa fields, the farmer's paradise. The rainfall coming as it does in the long growing season enables these crops to grow in abundance and produce the same value raised on \$1000 land.

This company does not sell land on commission but owns every foot of land they have on the market and they ask only a small profit for their services. Their success has been in buying the right kind of land at the right time. They know the quality of the land and are not afraid to invest their money in it.

The constant rise in value is assured whether they own it or it has passed into the hands of one of their many purchasers. In some instances they have repurchased land for double what they sold it for, making the purchaser a handsome profit, and it was worth the price.

#### Their Plan.

Office: Keota, Iowa.  
Red Key, Indiana.  
Canyon City, Texas.

The firm consists of W. S. Keiser, C. O. Keiser and George Phillips, the latter having charge of their office at Red Key, Indiana.

The firm originally had a fourth member who died at Canyon City May 10, 1907.

Their plan is to operate a sleeping car from eastern points to Canyon City every two weeks for the comfort of those wishing to see the country, to which homeseekers may travel at excursion rates, with comfort and cheapness. Often more than one car is required by this firm to carry people looking for bargains in lands and they sometimes take care of 150 people and furnish rigs to show the country. Excursions usually arrive on Thursdays.

Their system of conducting business is so well arranged that all may see the country, make their selections and depart for home on Saturday evening if they so desire.

Three hotels and three restaurants take care of the people while here.

It is but natural that here in the great West with the greatest body of choice, smooth land in the world yet to be settled, that one should find the wide awake and bustling real estate men who advertise it to the world and furnish quick and cheap plans for the average man to buy and locate. Old neighbors buy together, move together and their children attend the same school.

A notable instance of this arrangement occurred this winter whereby a complete train of twenty-one cars of household goods

were shipped from Wisner, Neb., to Canyon City. Twenty-four families were represented and they all located within nine miles of this city and all built or are building houses and barns, as they moved onto undeveloped farm lands sold them by Keiser Bros. and Phillips.

The people of Canyon gave the newcomers a reception upon their arrival which they will long remember for years.

Similar incidents of this kind have occurred from Iowa and other states.

The firm of Keiser Bros. and Phillips, individually and collectively, are among the experienced and conservative business men of Texas, Iowa and Indiana.

They are in the front in the advancement of every local interest. They enjoy the confidence and respect of this entire community, and their responsibility and integrity have never been questioned.

Every piece of land sold by this firm will be found exactly as represented and parties at a distance may depend upon getting reliable information on any property in the country. It is both pleasant and profitable to do business with such a firm.

Keiser Brothers operate farms and stock ranches in Randall County. They grow everything that they formerly raised in Iowa and Indiana. They are especially successful in raising fine horses and have demonstrated that this is the ideal horse growing country. The physical qualities of speed and endurance are found to be supreme in this climate, and are acquired with less attention than anywhere else.

It is equally good for cattle raised on the rich native grasses, alfalfa and Kafir corn. Hogs breed and grow the year round and hog disease is unknown here.

In 1905 Texas stood seventh in corn producing states. In the northern central portion of the state the corn averaged 45 bushels to the acre. Kafir corn is becoming popular, being used chiefly as fodder for stock.

Cherries are raised with excellent results in the Panhandle country, where the winters are just cool enough to give the trees the necessary vitality. Home market consumes the crop.

#### Canyon City

"Flowers bloom best 'midst environments of sunshine, intelligence and cultivation, while cities live longest and happiest where conditions conduce to the loftiest development of moral, financial and physical culture."

This was written by a common sense philosopher long before Canyon had its beginning, but it is so pertinent to the subject in hand that it requires no stretch of distinguishing ability to cite. Canyon is an exemplification of the quotation.

To those who have an intimate acquaintance with Canyon, the story of its general status will furnish pleasure as well as interest, while to the thousands who may get their first impression of our advantages through this publication, brief details may prove a valuable index to possibilities which may result in the future of both town and reader. From its first inception the history of this community has been one of continuous and unfaltering development, until today she has a commercial, social and artistic standing excelled by none of her neighbors and equaled by but few of them. The important factors in this development are its pure water, good health and the productiveness of the adjacent farm lands. These advantages coupled with enterprise and perseverance on the part of the public spirited citizens, have



This is a picture of the new home now being erected for "The Leader," one of our prominent dry goods firms. Since the original drawing from which this cut was made, were adopted, the owners, George L. Abbott and J. H. Hall have decided to make the building two stories high and according to that plan the building is now nearly ready for occupancy.

Canyon offers an opportunity to better his condition.

The churches of Canyon are in charge of ministers whose outward life is above reproach. Their demeanor is an incentive to better living. Their influence reaches out and encircles the weaker souls of mankind and draws the sinner from the paths of wickedness to a higher life. These churches are all well attended and have a large membership, and a good moral influence generally prevails. There are no gambling resorts, no saloons, no gilded dens of vice to lead the sons and brothers to ruin.

Let Garrison, Davis & Co. write your fire insurance. They represent strong, substantial companies.

population of the county.

A rural free delivery route was established May 1, running west from Canyon City, the route covering a distance of 29 miles and serving about 75 families. It might be well to mention that it was the first rural route to be established on the Plains. The greater portion of the work in getting this route was done by a very few people with Mr. Hunt as the chief mover.

Mr. Hunt owns a considerable amount of property in Randall county and has lived here for some time. He is well satisfied.

Peaches are raised generally over the state and do well in the extreme western part. Among the varieties grown are the Elberta, Solway, Alexander and Mamie Ross.



THE CANYON CITY OFFICE OF KEISER BROTHERS &amp; PHILLIPS.

#### Canyon Post Office.

For nearly two years Oscar Hunt has presided over the management of the local postoffice. His careful business and accommodating ways are heartily appreciated by the people of this city. He is assisted by Charles Ditto as assistant at the general delivery window. During Mr. Hunt's administration the business of the office has very materially increased. In a statement recently issued the increase was 44.5 per cent over that of the corresponding period last year. Not an inconsiderable item of the business transacted is that of the mailing of the Randall County News, the postage account being over six times as great as it was one year ago. This shows a rapid increase in this department of the business as well as showing the increased

The principal forest trees grown here are the black locust, the catalpa, the cottonwood, the maple, the hackberry, and the willow. There is hardly a semi-tropical fruit or berry but that finds its native soil and climate here. In a few years every farm will have a large forest grove and a good orchard bearing all kinds of fruit.

Holidays observed in Texas, but not observed in other states, are March 2, Texas Independence Day, April 21, the anniversary of the battle of San Jacinto, when the final blow for Texas independence was struck.

The fruit industry in the Panhandle is yet in its infancy. Among the fruits that have been successfully grown are apples, peaches, plums, pears, cherries, grapes, strawberries, raspberries, gooseberries and dewberries.

Millet has produced 18 to 20 bushels of seed to the acre and two tons of hay per acre.



LOBBY OF POST OFFICE AT CANYON CITY.